



FREEPORT PLANNING BOARD
March 1, 2006 Meeting Minutes
7:00 p.m. / Freeport City Hall Council Room

Members present: Earnest Nettles (Chairman), Bud Day, Jerry Griffith, Susie Merrill, Tim Stone (Ex Officio/Eglin AFB Encroachment Office).

Staff Present: Clayton Adkinson (City Attorney), Latilda Henninger (City Planner), and Brook Jackson (Planning Board Secretary).

I. Meeting Called to Order/ Invocation and Pledge of Allegiance

The meeting was called to order by Chairman Nettles with invocation by Bud Day, and the Pledge of Allegiance.

II. Minutes of January 4, 2006 Read/Approved

Motion by Day to approve the February 1, 2006 Planning Board Meeting Minutes as presented. Second to motion by Merrill. All ayes; motion carried.

III. Items before the Board

Henninger made the announcement that Boots McCormick has resigned, and that the vacancy would not be filled until City Council reviewed the proposed Citizen Board Membership Ordinance.

Henninger also announced several workshops that the City Council would be having in the month of March. The first one would deal with street lighting and annexation issues to be held on March 2, 2006. The second one would be held on March 7, 2006 and will deal with Urban Service Boundary, and Citizen Board Requirements.

A. Legislative Items

None

Henninger swore in those who would be offering testimony on the quasi-judicial items.

B. Quasi-Judicial Items:

1. Southwood Circle

Southwood Circle is a pre-existing subdivision, that has not been recorded. It consists of 17 single family lots on 9.65 acres located on the South side of Hansen Road.

The property has a future land use designation of RD/I (proposed change to RV) and is zoned RR/I (proposed change to RV).

Parcel # 21-1S-19-23000-006-0000/0120
21-1S-19-23000-007-0000/0030/0040/0050/0060

Developer: Clay Blizzard, Nolan Baker, Jeremy Lee, Keith and Allison Mills, John Ashwell III, Patricia Vinciguerra, Greg and Teina Hanish Kline, Robert Reeves, T.C. and Lynell Moon

Engineer/Agent: Nolan Baker / Anderson Engineering

Staff Recommendation: Approval.

Project Presented By: Nolan Baker

Comments from Audience: None

Correspondence Received: None

Attorney Adkinson had concerns that the subdivision would not meet City Codes. Board recommended that Henninger meet with city engineer. Motion was made to continue item to next meeting by Day. Second to motion by Griffith. Board vote (4:0), motion carried.

2. Designer Kitchen and Bath

Designer Kitchen and Bath is a proposed office/warehouse/showroom that will consist of 2 5,000 square foot buildings, a total of 10,000 square feet to be located on 2.11 acres. This would be located on the south side of Bulldog Road, 400' west of Highway 331 North. The future land use designation is I and it is zoned I-2.

Parcel # 35-1N-19-17000-001-0023

Developer: Michael and Kris Moras

Engineer/Agent: Darrell Barnhill; Barnhill, Barnhill & Barnhill

Staff Recommendation: Approval

Project Presented By: Darrell Barnhill

Comments from Audience: None

Correspondence Received: None

Motion by to Griffith recommend approval, Second to motion by Day. Board vote (4:0), motion carried

3. Freeport Business Park

Freeport Business Park is a proposed 60,175 sq ft commercial strip center located on 4 acres. The property is located approximately 1 mile east of the City Hall, on the south side of Highway 20. The future land use designation is C and it is zoned C-1.

Parcel # 14-1S-19-23000-002-0000

Developer: Commons Drive LLC

Engineer/Agent: Darrell Barnhill; Barnhill, Barnhill & Barnhill

Staff Recommendation: Approval, subject to technical issues being resolved.

Project Presented By: Darrell Barnhill
Alan McGinnis

Comments from Audience: None
Correspondence Received: None

*Motion by to Day recommend approval, Second to motion by Nettle.
Board vote (4:0), motion carried*

IV. Adjournment

Motion by Day to adjourn. Second to motion by Griffith. Board vote (4:0), motion carried.

Meeting Adjourned.

Planning Board Chairman